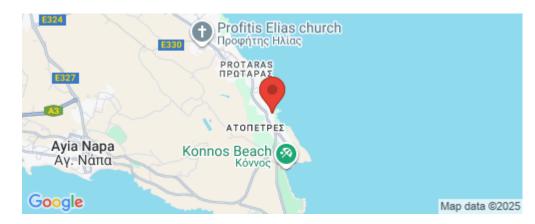


### 5 Bedroom House for Sale in Protaras, Famagusta District

Seaside Elegance and Serenity



Set in the serene coastal town of Protaras, this exceptional residential project offers a harmonious blend of modern architecture and natural beauty. Located mere steps from a pristine private beach, these luxurious villas are designed to provide a tranquil lifestyle with stunning sea views and ultimate privacy.

#### Features & Amenities

- Exclusive beachfront living
- Energy Efficiency Grade A for sustainable comfort
- Modern, open-plan interiors designed with high-end finishes
- Private swimming pools and lush gardens
- Spacious verandas for seamless indoor-outdoor living

-...

Property Info		Plot / Area Info		Additional info	
Covered Area	186	Dietaves	675	Deference Number	224105
Covered Veranda	49	Plot area	675	Reference Number	234105
	-	Pool	Yes	Property type	House
Uncovered Veranda	22	Deadalas		, , , ,	
Energy Efficiency	A	Parking	Covered, Yes	View	Sea view



• Parking

### Location

**Location:** Protaras Region: **Famagusta** 

Coordinates: **34.9994936** / **34.0650519** 



Price: €3 300 000 + VAT

VAT for this property is **€254,419** or **€627,000**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	Evelvaled	Title transfer fee	~ <b>€128 600.00</b>	Common expenses	Mana
	Excluded	Price per SOM	€17 742.00/m <sup>2</sup>		None

## **Representative: MySpace**

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License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: **+35795129336**, **+35799409010** 

# **Price change history**

€3 300 000 on Jan 15, 2025























